

EXHIBIT B



Property Tax Bill

Quarterly Statement

Activity through June 4, 2022

Owner name: UNAVAILABLE OWNER
Property address: 85 FLATBUSH AVENUE EXTE
Borough, block & lot: BROOKLYN (3), 00120, 7503

Mailing address:
OWNER/AGENT
85 FLATBUSH AVENUE EXTE
BROOKLYN NY 11201

Outstanding Charges	\$952.21
New Charges	\$13.00
Amount Due	\$965.21

Please pay by July 1, 2022. To avoid interest pay on or before July 15th.



Citypay Payments - Property Taxes
Pay as a Guest
Pay by Credit Card or eCheck



NYCePay Payments - Property Taxes
User ID and Password Required
Pay by Wire or eCheck

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PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 3-00120-7503

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by July 1, 2022

\$965.21

Amount enclosed:

#880275422060401#

OWNER/AGENT
85 FLATBUSH AVENUE EXTE
BROOKLYN NY 11201

Make checks payable & mail payment to:
NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680



Department of Finance

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Doc 229-2

Filed 06/22/22 Entered 06/22/22 18:59:21

Statement Details
Pg 3 of 9

Exhibit B June 4, 2022

Unavailable Owner
85 Flatbush Avenue Exte
3-00120-7503
Page 2

Previous Charges			Amount
Total previous charges including interest and payments			\$952.21
Current Charges	Activity Date	Due Date	Amount
HPD-Property Registration- Fee		07/01/2022	\$13.00
Total current charges			\$13.00

For information about the interest rate charged on late payments, visit nyc.gov/latepropertypayments.

Under New York City Housing Maintenance Code Article 4, Subchapter 2, the HPD-Property Registration Fee must be paid and the appropriate form must additionally be submitted to the Department of Housing Preservation and Development (HPD) in order to complete the required annual property registration for this property and have the building validly registered with HPD. For more information about registering your property with HPD, you may access the website <https://www1.nyc.gov/site/hpd/owners/compliance-register-your-property.page> or contact HPD's Registration Assistance Unit via email to: register@hpd.nyc.gov or by calling 212-863-7000.

One City Built to Last, Compliance Notification

Local Law 33/18 – Disclosure of Energy Efficiency Scores and Grades

If you have received an energy efficiency grade from the NYC Department of Buildings, you are required to post your energy efficiency grade near each public entrance to the building. For information on Local Law 33, please visit www.nyc.gov/benchmarking. For free assistance, please email the NYC Sustainability Help Center at Help@NYCsustainability.org or call (212) 566-5584.

NYC Accelerator

The NYC Accelerator program provides free, personalized guidance to help you comply with local laws and make cost-saving energy-efficiency upgrades. We are here to help you increase comfort and control costs in your building, while promoting occupant health and safety and fighting climate change. For more information, please visit www.nyc.gov/accelerator or contact us at (212) 656-9202.

Home banking payment instructions: Log into your bank or bill pay website and add "NYC DOF Property Tax" as the payee. Your account number is your borough-block-lot number: 3-00120-7503. Our address is P. O. Box 680, Newark, NJ 07101-0680.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

To update your mailing address: Visit nyc.gov/changemailingaddress or call 311.

We offer payment agreements for outstanding property taxes. Visit nyc.gov/dofpaymentplans.

Register to receive your property tax payment receipts by email! Visit nyc.gov/contactdof to sign up.





Property Tax Bill

Quarterly Statement

Activity through June 4, 2022

Owner name: 85 FLATBUSH RHO HOTEL LLC
Property address: 85 FLATBUSH AVENUE EXTE APT. CU
Borough, block & lot: BROOKLYN (3), 00120, 1201

Mailing address:
85 FLATBUSH RHO HOTEL LLC
65 S. 11TH ST. APT. 2C
BROOKLYN NY 11249-7003

Outstanding Charges	\$4,026.10
New Charges	\$11,005.06
Amount Due	\$15,031.16

Please pay by July 1, 2022



Citypay Payments - Property Taxes
Pay as a Guest
Pay by Credit Card or eCheck



NYCePay Payments - Property Taxes
User ID and Password Required
Pay by Wire or eCheck



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 3-00120-1201

Total amount due by July 1, 2022
If you want to pay everything you owe by July 1, 2022 please pay

\$15,031.16
\$25,926.17

Amount enclosed:

#880274922060401#

85 FLATBUSH RHO HOTEL LLC
65 S. 11TH ST. APT. 2C
BROOKLYN NY 11249-7003

Make checks payable & mail payment to:
NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680



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Doc 229-2

Filed 06/22/22 Entered 06/22/22 18:59:21

Statement Details
Pg 5 of 9

Exhibit B

June 4, 2022

85 Flatbush Rho Hotel LLC

85 Flatbush Avenue Exte Apt. CU

3-00120-1201

Page 2

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$4,026.10
Finance-Property Tax		07/01/2022	\$11,005.06
Total amount due			\$15,031.16

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2023	\$11,005.06
Total tax year charges remaining			\$11,005.06
If you want to pay everything you owe by July 1, 2022 please pay			\$25,926.17
If you pay everything you owe by July 1, 2022, you would save:			\$110.05

Annual Property Tax Detail

	Overall Tax Rate	Taxes
Tax class 4 - Commercial Or Industrial	10.7550%	
Current tax rate		
Estimated Market Value \$2,130,000		
Billable Assessed Value	\$936,720	
421a (15 Yr Not Cap)	-732,070.00	
Taxable Value	\$204,650 x 10.7550%	
Tax Before Abatements and STAR	\$22,010.12	\$22,010.12
Annual property tax		\$22,010.12

For information about the interest rate charged on late payments, visit nyc.gov/latepropertypayments.

PLEASE NOTE: There are outstanding charges, other than real estate taxes, that have been billed against your building, on common condo billing lot 3-00120-7503. These charges are partially your responsibility. Please contact your managing agent, so that these delinquent charges are paid.

Home banking payment instructions: Log into your bank or bill pay website and add "NYC DOF Property Tax" as the payee. Your account number is your borough-block-lot number: 3-00120-1201. Our address is P. O. Box 680, Newark, NJ 07101-0680.

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Department of Finance

Property Tax Bill Quarterly Statement

Activity through June 4, 2022

Owner name: 85 FLATBUSH RHO HOTEL LLC

Property address: 85 FLATBUSH AVENUE EXTE APT. HU

Borough, block & lot: BROOKLYN (3), 00120, 1202

Mailing address:

85 FLATBUSH RHO HOTEL LLC

65 S. 11TH ST. APT. 2C

BROOKLYN NY 11249-7003

Outstanding Charges \$1,625,760.50

New Charges \$394,584.82

Amount Due \$2,020,345.32

Please pay by July 1, 2022



Citypay Payments - Property Taxes
Pay as a Guest
Pay by Credit Card or eCheck



NYCePay Payments - Property Taxes
User ID and Password Required
Pay by Wire or eCheck

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Department of Finance

PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 3-00120-1202

Total amount due by July 1, 2022

\$2,020,345.32

If you want to pay everything you owe by July 1, 2022 please pay

\$2,410,984.29

Amount enclosed:

#880275022060401#

85 FLATBUSH RHO HOTEL LLC
65 S. 11TH ST. APT. 2C
BROOKLYN NY 11249-7003

Make checks payable & mail payment to:

NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680



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Doc 229-2

File 06/22/22 Entered 06/22/22 18:59:21

Pg 7 of 9

Exhibit B

June 4, 2022

85 Flatbush Rho Hotel LLC

85 Flatbush Avenue Exte Apt. Hu

3-00120-1202

Page 2

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$1,625,760.50
Finance-Property Tax		07/01/2022	\$394,584.82
Total amount due			\$2,020,345.32

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2023	\$394,584.82
Total tax year charges remaining			\$394,584.82
If you want to pay everything you owe by July 1, 2022 please pay			\$2,410,984.29
If you pay everything you owe by July 1, 2022, you would save:			\$3,945.85

Annual Property Tax Detail

	Overall Tax Rate	Taxes
Tax class 4 - Commercial Or Industrial	10.7550%	
Current tax rate		
Estimated Market Value \$16,306,000		
Billable Assessed Value	\$7,337,700	
Taxable Value	\$7,337,700 x 10.7550%	
Tax Before Abatements and STAR	\$789,169.64	\$789,169.64
Annual property tax		\$789,169.64

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Department of Finance

Property Tax Bill

Quarterly Statement

Activity through June 4, 2022

Owner name: 85 FLATBUSH RHO RESIDENTIAL LLC

Property address: 60 DUFFIELD STREET APT. RU

Borough, block & lot: BROOKLYN (3), 00120, 1203

Mailing address:

85 FLATBUSH RHO RESIDENTIAL LLC

65 S. 11TH ST. APT. 2C

BROOKLYN NY 11249-7003

Outstanding Charges \$42,222.19

New Charges \$109,570.92

Amount Due \$151,793.11

Please pay by July 1, 2022



Citypay Payments - Property Taxes
Pay as a Guest
Pay by Credit Card or eCheck



NYCePay Payments - Property Taxes
User ID and Password Required
Pay by Wire or eCheck

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15



Department of Finance

PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 3-00120-1203

Total amount due by July 1, 2022

\$151,793.11

If you want to pay everything you owe by July 1, 2022 please pay

\$260,268.32

Amount enclosed:

#880275122060401#

85 FLATBUSH RHO RESIDENTIAL LLC
65 S. 11TH ST. APT. 2C
BROOKLYN NY 11249-7003

Make checks payable & mail payment to:

NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680



Department of Finance

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$42,222.19
Finance-Property Tax		07/01/2022	\$109,570.92
Total amount due			\$151,793.11

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2023	\$109,570.92
Total tax year charges remaining			\$109,570.92
If you want to pay everything you owe by July 1, 2022 please pay			\$260,268.32
If you pay everything you owe by July 1, 2022, you would save:			\$1,095.71

Annual Property Tax Detail

Tax class 2 - Residential More Than 10 Units	Overall	
Current tax rate	Tax Rate	
Estimated Market Value \$18,114,000	12.2350%	
		Taxes
Billable Assessed Value	\$8,151,300	
421a (15 Yr Not Cap)	-6,360,194.00	
Taxable Value	\$1,791,106 x 12.2350%	
Tax Before Abatements and STAR	\$219,141.84	\$219,141.84
Annual property tax		\$219,141.84

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